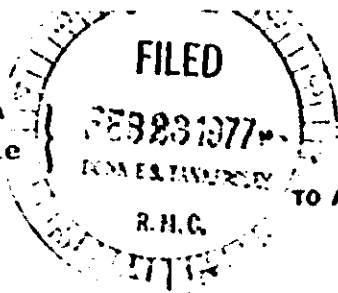


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STATE OF SOUTH CAROLINA
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

BOOK 1389 PAGE 988

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said **Flaura S. Burns**

(hereinafter referred to as **Mortgagor**) is well and truly indebted unto **Pickensville Finance Company**

(hereinafter referred to as **Mortgagee**) as evidenced by the **Mortgagor's** promisory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Fifteen Hundred twelve and 00/100-** Dollars (\$ **1,512.00**) due and payable:

in **18** successive monthly payments of (\$**84.00**) **Eighty-four** and **00/100's** Dollars beginning **February 20, 1977** and due each and every **20th.** thereafter until the entire amount is paid in full.

with interest thereon from date at the rate of **nine** per centum per annum, to be paid: **semi-annually**

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WHEREAS, the **Mortgagor** may hereafter become indebted to the said **Mortgagee** for such further sums as may be advanced to or for the **Mortgagor's** account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the **Mortgagor**, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the **Mortgagor** may be indebted to the **Mortgagee** at any time for advances made to or for his account by the **Mortgagee**, and also in consideration of the further sum of **Three Dollars (\$3.00)** to the **Mortgagor** in hand well and truly paid by the **Mortgagee** at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the **Mortgagee**, its successors and assigns:

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All that certain piece, parcel or lot of land lying and being situate on the southerly side of **Magnolia Street**, **Bates Township**, in the **County of Greenville** State of **South Carolina**, being known and designated as a portion of **Lot 25** on plat of property of **John and Lynell Peterson** and recorded in the **R. M. C.** office for **Greenville County**, **South Carolina** on Plat Book "**PP**" at Page "**85**" and having according to said plat, the following metes and bounds to-wit: BEGINNING at an iron pin on the south side of **Magnolia Street** at joint front corner of **Lots 25 and 24** running thence along the joint line of the said lots **S. 48-15 W. 150 feet** to an iron pin at the corner of **Lot No. 29**; thence along the rear of **Lot No. 29 N. 45-15 W. 90 feet** to an iron pin at the new rear line of **Lot No. 27**; thence **N. 48-15 E. 150 feet** to an iron pin on the south side of **Magnolia Street** and running thence along said **Magnolia Street S. 45-15 E. 90 feet** to an iron pin at the point of beginning.

This is the same property conveyed to **Flaura S. Burns** by **Clarence O. Southerland** as shown in deed dated **July 9, 1968** and recorded **July 12, 1968** in deed volume **848** at page **314** in the **RMC Office** for **Greenville County, S. C.**

Also:

All that piece, parcel or lot of land in **Saluda Township**, **Greenville County** State of **South Carolina**, on **Wiers Creek Waters** of **North Saluda River** having the following metes and bounds, to-wit: BEGINNING at stake on **G. D. Altman** line in **Highway No. 11** running **N. 6 W 300 feet** to stake on **Verla M. Shirley** line; thence **S 84 W 130 feet** to stake on **Verla M. Shirley**-thence **South 300 feet** to a stake on **Highway No. 11**-thence **130 feet** running **Eastwith Highway No. 11** to BEGINNING CORNER. This land is bounded by lands of **G. D. Altman Estate** and **Verla M. Shirley**.

This is the same property conveyed to **Mrs. Flaura Burns** by **Verla M. Shirley** as shown in deed dated **September 22, 1948** and recorded **October 11, 1948** in deed volume **361** at page **485** in the **RMC Office** for **Greenville County, S. C.**



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or filled thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the **Mortgagee**, its heirs, successors and assigns, forever.

The **Mortgagor** covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The **Mortgagor** further covenants to warrant and forever defend all and singular the said premises unto the **Mortgagee** forever, from and against the **Mortgagor** and all persons whomsoever lawfully claiming the same or any part thereof.

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